

City of Newburgh * Spring House Sale!

Property Descriptions

54 Benkard Avenue * SBL # 45-3-17



Site: Rectangular in shape with 25 feet of frontage on the northerly side of Benkard Avenue, according to the tax map. Sloping easily toward the east, the site appears to be well drained. **Lot Area:** 2,925 square feet [approx] **Zoning:** R-1, Single-family residential. Minimum lot area requirements range from 2,500 to 7,500 square feet, depending on use. Given its size, the site is now below the minimum lot area required for construction of a single-family residence. **Improvements:** The site is improved with two-story brick and wood-frame residence on a full foundation. The 1,690 (+/-) square-foot structure has six rooms including two to three bedrooms and two baths. It had/has hot water radiator heat. The basement is considered to be unfinished and suitable for use as mechanical space and storage. As of its last occupancy [date unknown], the subject was used as a two-family residence. That use has long since been abandoned and, under current zoning, the prospective, as-of-right, use is as a single-family residence. **Condition:** Overall, the structure is in poor condition. It is time to repair/reseal the roof and replace most, if not all of the windows and doors. On the interior, all surfaces are well worn, patching, repairs or replacement of portions of the walls and ceilings are in order; the kitchen and two baths require reconstruction; all mechanical systems are inadequate and/or ready to be replaced, and installation of a new heating system is in order. Mold and lead paint are also issues to contend with. 2003-04 School Taxes = \$1,453.66 2004-05 School Taxes = \$1,561.67 **Upset Price (Minimum Bid): \$20,000**

68 Benkard Avenue * SBL # 45-2-9



Site: The subject site is rectangular in shape with 25 feet of frontage on the northerly side of Benkard Avenue, according to the tax map. Sloping slightly to the east, it appears to be adequately drained. **Lot Area:** 2,925 square feet [approx] **Zoning:** R-1, Single-family residential. Minimum lot area requirements range from 2,500 to 7,500 square feet, depending on use. Formerly a two-family residence, the structure has been vacant for several years. Consequently, it has been down-zoned so that it would be limited to use as a single-family residence. **Improvements:** The site is improved with two-story brick and wood-frame residence on a full foundation. Built around 1890, the 2,008 (+/-) square-foot structure has eight rooms including three to four bedrooms and two baths. It had hot water heat. The basement was once partially finished but is primarily a low-ceilinged space with a dirt and concrete floor. **Condition:** Overall, the structure is in very poor condition and in need of complete renovation. The roof leaks, windows and sills are deteriorated, the mechanical systems are inoperable, the bathrooms and kitchen need to be rebuilt and some of the plaster walls and ceilings must be replaced. 2003-04 School Taxes = \$1,657.86; 2004-05 School Taxes = \$1,781.03 **Upset Price (Minimum Bid): \$20,000**

70 Benkard Avenue * SBL # 45-2-10



Site: The subject site is rectangular in shape with 25 feet of frontage on the northerly side of Benkard Avenue, according to the tax map. Sloping easily toward the east, the site appears to be well drained. **Lot Area:** 2,925 square feet [approx] **Zoning:** R-1, Single-family residential. Minimum lot area requirements range from 2,500 to 7,500 square feet, depending on use. Given its size, the site is now below the minimum lot area required for construction of a single-family residence. **Improvements:** The site is improved with two-story brick and wood-frame residence on a full foundation. The 1,588 (+/-) square-foot structure has seven rooms including two to three bedrooms and two baths. It had/has hot water radiator heat. The basement is considered to be unfinished and suitable for use as mechanical space and storage. As of its last occupancy [date unknown], the subject was used as a two-family residence. That use has long since been abandoned and, under current zoning, the prospective, as-of-right, use is as a single-family residence. **Condition:** Overall, the structure is in poor condition. It is time to replace the roof and most, if not all, of the windows and doors. On the interior, all surfaces are well worn, patching, repairs or replacement of major portions of the walls and ceilings are in order; the kitchen and two baths require reconstruction; all mechanical systems are inadequate and/or ready to be replaced, and installation of a new heating system is in order. Mold and lead paint are also issues to contend with. 2003-04 School Taxes = \$1,672.42 2004-05 School Taxes = \$1,796.70 **Upset Price (Minimum Bid): \$16,000**



55 Liberty Street * SBL # 39-5-20



Site: The subject site is rectangular in shape with 23 feet of frontage on the westerly side of Liberty Street, according to the tax map. It is about 100 feet deep. More or less level, the site appears to be adequately drained. **Lot Area:** 2,300 square feet [approx] **Zoning:** TC-1, Tourist Commercial. Minimum lot area requirements range from 2,500 to 10,000 square feet, depending on use. **Improvements:** The site is improved with a two-story wood-frame residence on a full foundation. The 1,380 (+/-) square-foot structure has/had eight rooms including four bedrooms and two baths. It had hot water radiator heat. **Condition:** Overall, the structure is in terrible condition. Most of the roof is missing; windows, sill, and built-up gutters all suffer from some level of rot. The interior has mostly been destroyed during six-and-a-half years of City ownership. Mold and lead paint are issues to contend with. 2004-05 School Taxes = \$ 2005-06 School Taxes = \$ **Upset Price (Minimum Bid): \$2,000**

55 Hasbrouck Street * SBL # 38-4-10

Site: Rectangular in shape with 25 feet of frontage on the southerly side of Hasbrouck Street, according to the tax map. More or less level, it appears to be adequately drained. **Lot Area:** 3,500 square feet (approx) **Zoning:** R-1, Single-family residential. Minimum lot area requirements range from 2,500 to 7,500 square feet, depending on use. **Improvements:** The site is improved with two-story wood-frame residence on a full foundation. The 1,584 (+/-) square-foot structure appears to have eight rooms including five bedrooms and two baths. **Condition:** Overall, the structure is in poor condition. Some of the vinyl siding needs to be renailed; windows are missing or broken; all mechanical systems require replacement and the bathrooms and kitchen need to be rebuilt. 2003-04 School Taxes = \$573.22; 2004-05 School Taxes = \$656.40 **Upset Price (Minimum Bid): \$12,000**

12 South Miller Street * SBL # 30-2-33



Front of subject.

Site: Rectangular in shape with 22.2 feet of frontage on the easterly side of South Miller Street, according to the tax map. Its depth is 89 feet. Sloping toward the rear, the site appears to be adequately drained. **Lot Area:** 1,972 square feet (approx.) **Zoning:** R-1, Single-family residential. Minimum lot area requirements range from 2,500 to 7,500 square feet, depending on use. Given its size, the site is now below the minimal lot area required for construction of a single-family residence. **Improvements:** The site is improved with a two-story brick and wood frame residence on a full foundation. The 1,660 (+/-) square-foot structure has about eight rooms including three bedrooms and one bath above grade and 650SF of finished area in the lower level to which no access was available. It had/has hot water radiator heat. **Condition:** Overall, the structure is in the low end of average condition. The windows are completely missing, there's some rot of exterior wood, the kitchen and bathroom(s) require replacement as do the mechanical systems, and all interior surfaces require attention. Lead paint is also issues to contend with. 2003-04 School Taxes = \$347.26; 2004-05 School Taxes = \$417.84 **Upset Price (Minimum Bid): \$16,000**

80 Carpenter Avenue * SBL # 22-2-36



Site: Rectangular in shape with 22 feet of frontage on the easterly side of Carpenter Avenue, according to the tax map. Mor or less level, the site appears to be adequately drained. **Lot Area:** 2,200 square feet [approx] **Zoning:** R-1, Single-family residential. Minimum lot area requirements range from 2,500 to 7,500 square feet, depending on use. Given its size, the site is now below the minimal lot area required for construction of a single-family residence. **Improvements:** The site is improved with a two-story wood-frame residence on a full foundation. The 1,776 (+/-) square-foot structure had eight rooms including four bedrooms and two baths above grade. The full basement had access from the rear yard. It had/has hot water radiator heat. This building had been a fully functional two-family property. However, it has been vacant for a number of years and, under current zoning, has lost that use. **Condition:** Overall, the structure is in the low end of average condition. The roof appears to be in tact, but should be surveyed. Windows, sill, and doorways all suffer from some level of rot. On the interior, all surfaces are well worn. The bathrooms, kitchen, and porches require reconstruction. Lead paint is an issue to contend with. 2003-04 School Taxes = CALL for Info! 2004-05 School Taxes = \$1,692.24 **Upset Price (Minimum Bid): \$24,000.**



Front and south side of subject – 142 North Miller Street.

142 North Miller Street * SBL # 18-2-30

Site: Rectangular in shape with 25 feet of frontage on the westerly side of North Miller Street, according to the tax map. Sloping easily toward the rear, it appears to be adequately drained. **Lot Area:** 2,500 square feet (approx) **Zoning:** R-1, Single-family residential. Minimum lot area requirements range from 2,500 to 7,500 square feet, depending on use. **Improvements:** The site is improved with one-story brick and wood-frame residence on a full foundation. The 567 (+/-) square-foot structure has 4 rooms including one bedroom and one bath. It had hot water or steam (radiator) heat. **Condition:** Overall, the structure was in below average to poor condition on the date of inspection. The subject was damaged by a fire in the fall of 2001 and was left gutted with an open roof. As a consequence, the entire structure is in need of a complete rehab. 2003-04 School Taxes = \$694.53; 2004-05 School Taxes = \$835.67; **Upset Price (Minimum Bid): \$6,000**

165 Johnston Street * SBL # 18-2-4



Site: The subject site is rectangular in shape with 25 feet of frontage on the westerly side of Johnston Street, according to the tax map. Sloping slightly toward the street, the site appears to be adequately drained. **Area:** 2,500 square feet [approx] **Zoning:** R-1, Single-family residential. Minimum lot area requirements range from 2,500 to 7,500 square feet, depending on use. Given its size, the site is now below the minimal lot area required for construction of a single-family residence. **Improvements:** The site is improved with a three-story brick and wood-frame residence on a full foundation. The 2,358 (+/-) square-foot structure had 10 to 12 rooms including three to five bedrooms and three baths above grade. The full basement has a dirt/gravel floor. It had/has hot water radiator heat. This building had been a fully functional single-family property and had been mostly gutted before being acquired by the City. **Condition:** Overall, the structure is in the low end of average condition. The roof appears to be in tact, but should be surveyed. Windows, sill, and doorways all suffer from some level of rot. On the interior, as noted, the subject has been mostly gutted. Some reframing has been performed and it appears that some new electrical lines have been run. The building needs to be cleaned out, rooms repartitioned, mechanical systems – electric, plumbing, heating – wall finishes, flooring, trim, kitchen and bathroom all need to be installed. Mold and lead paint are also issues to contend with, but may be of minimal concern. Cementitious asbestos surrounding the ancient furnace and asbestos pipe wrap and opportunities. 2003-04 School Taxes = Call For Info!; 2004-05 School Taxes = \$1,357.97 **Upset Price (Minimum Bid): \$28,000**



Site: The subject site is rectangular in shape with 25 feet of frontage on the westerly side of Chambers Street, according to the tax map. Sloping slightly toward the street, the site appears to be adequately drained. The exception is at the rear of the building where water appears to pool and/or settle in a large "window well," a situation that has led to water damage and rot in the southwest corner of the structure's basement [kitchen]. **Area:** 2,500 square feet [approx] **Zoning:** R-1, Single-family residential. Minimum lot area requirements range from 2,500 to 7,500 square feet, depending on use. Given its size, the site is now below the minimal lot area required for construction of a single-family residence. **Improvements:** The site is improved with a two-story wood-frame residence on a full foundation. The 2,034 (+/-) square-foot structure has 11 rooms including as many as six bedrooms and one bath above grade and 450SF of finished area in the lower level. It had/has hot air heat via an antiquated gravity system. This building had been occupied as a single-family residence until relatively recently. **Condition:** The exterior of the building is in more or less average condition. The roof seems to be relatively new, there are few wrinkles in the aluminum siding, some deterioration of window sills, soffits and fascia, and the asbestos shingle siding on the rear of the structure appears to be intact. The interior had some well worn surfaces and appears to have received no upgrades in a number of years. The single bathroom on the second floor and the kitchen [currently located in the basement] are ready for complete renovation. The heating system, if operable, is inadequate and should be replaced, and plumbing and electrical systems should be upgraded. 2003-04 School Taxes = \$1,001.52; 2004-05 School Taxes = \$1,075.93 **Upset Price (Minimum Bid): \$72,000**